

IN RE: PETITION FOR ZONING VARIANCE
SM/S Reisterstown Road, Approx.
115' NW of the C/L of
Montrose Avenue Extended
3rd Election District - 3rd Councilmanic District
Greenspring Assoc. Ltd. Part.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-59-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a sign of 375 sq.ft. total in lieu of the maximum permitted 150 sq.ft., in accordance with Petitioner's Exhibit 1.

The Petitioners, by John Harris Gurley, Vice President of BOKS-17, Inc., General Partner, appeared, testified, and were represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition was Thomas K. Herman. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of January, 1989 that the Petition for Zoning Variance to permit a sign of 375 sq.ft. total in lieu of the maximum permitted 150 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The existing sign shall be removed from the subject property within three (3) months of the installation of the new sign.

ORDER RECEIVED FOR FILING
Date: 1/23/89
By: [Signature]

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

-2-

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.26 to permit a sign of 375 sq. ft. in lieu of the permitted 150 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Size of Center
2. Access to Reisterstown Road of Center
3. Other facts of hardship and difficulty to be presented at time of hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)

Legal Owner(s):
Greenspring Associates Limited
Partnership
(Type or Print Name)

Signature

By: BOKS-17 Inc. General Partner
[Signature]

Address

Signature
(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

1000 Equitable Bank Center

(Type or Print Name)

Address Phone No.

Signature

Columbia, Maryland 21044

409 Washington Avenue

City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Towson, Maryland 21204

S. Eric DiNenna, Esquire

City and State

Name

Attorney's Telephone No.: 296-6820

409 Washington Avenue

Address Towson, MD 21204 Phone No. 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of January, 1989.

that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106 of the County Office Building in Towson, Baltimore County, on the 13th day of September, 1989, at 10:30 o'clock A.M.

ESTIMATED LENGTH OF HEARING 1 1/2 HRS. 1 HR. (over)

AVAILABLE FOR HEARING MON., TUES., WED. - NEXT TWO MONTHS

ALL 6/18/88 OTHER

REVIEWED BY: Wan DATE 6/18/88

Revisions Required!

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

July 15, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-59-A
SM/S Reisterstown Road, approx. 115' NW of C/L Montrose Avenue, extended
3rd Election District - 3rd Councilmanic District
Petitioner(s): Greenspring Associates Ltd. Partnership
HEARING SCHEDULED: TUESDAY, SEPTEMBER 13, 1989 at 10:30 a.m.

Variance to permit a sign of 375 sq. ft. in lieu of the permitted 150 sq. ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Greenspring Associates Ltd. Partnership
S. Eric DiNenna, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

DEC 05 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-59-A
SM/S Reisterstown Road, approx. 115' NW of C/L Montrose Avenue, extended
3rd Election District - 3rd Councilmanic District
Petitioner(s): Greenspring Associates Ltd. Partnership
HEARING SCHEDULED: WEDNESDAY, JANUARY 4, 1989 at 2:00 p.m.

Variance to permit a sign of 375 sq. ft. in lieu of the permitted 150 square feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Greenspring Associates Ltd. Partnership
S. Eric DiNenna, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Greenspring Associates Limited Partnership
c/o BOKS-17, Inc.
1000 Equitable Bank Center
Columbia, Maryland 21044

Petition for Zoning Variance
CASE NUMBER: 89-59-A
SM/S Reisterstown Road, approx. 115' NW of C/L Montrose Avenue, extended
3rd Election District - 3rd Councilmanic District
Petitioner(s): Greenspring Associates Ltd. Partnership
HEARING SCHEDULED: TUESDAY, SEPTEMBER 13, 1989 at 10:30 a.m.

Commitment:

Please be advised that _____ is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
Zoning Commissioner of
Baltimore County

JRH:gs
cc: S. Eric DiNenna, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 12/20/89

Greenspring Associates Limited Partnership
c/o BOKS-17, Inc.
1000 Equitable Bank Center
Columbia, Maryland 21044

Re: Petition for Zoning Variance
CASE NUMBER: 89-59-A
SM/S Reisterstown Road, approx. 115' NW of C/L Montrose Avenue, extended
3rd Election District - 3rd Councilmanic District
Petitioner(s): Greenspring Associates Ltd. Partnership
HEARING SCHEDULED: TUESDAY, SEPTEMBER 13, 1989 at 10:30 a.m. 1/4/79

Gentlemen:

Please be advised that \$165.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 059730
DATE 1/20/89 ACCOUNT R-01-615-000
AMOUNT \$ 165.00
RECEIVED FROM The HHS Group
FOR P.A. 7/2/89 hearing
B 810*****1550000 89-59-A
VALIDATION OR SIGNATURE OF CASHIER

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
CASE NUMBER: 89-59-A
SM/S Reisterstown Road, approx. 115' NW of C/L Montrose Avenue, extended
3rd Election District - 3rd Councilmanic District
Petitioner(s): Greenspring Associates Ltd. Partnership
HEARING SCHEDULED: TUESDAY, SEPTEMBER 13, 1989 at 10:30 a.m.
Variance to permit a sign of 375 sq. ft. in lieu of the permitted 150 sq. ft.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 19, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on August 18, 1988.

THE JEFFERSONIAN.

S. Zebo Orlan
Publisher

89-59-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 23rd day of June, 1989.

J. Robert Haines
Zoning Commissioner
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Greenspring Associates
Petitioner: L.C. Partnership
Attorney: S. Eric DiNenna

Baltimore County
Fire Department
Towson, Maryland 21204 2586
494-4500

Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: Greenspring Assoc. Limited Partnership
Location: SW/S Reisterstown Rd., approximately 115 fr.
NW of the centerline of Montrose Ave. extended
Item No.: #454
Zoning Agenda: Meeting of June 28, 1988

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Noted and Approved: John F. O'Neill*
Planning Group
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 31, 1988

COUNTY OFFICE BLDG.
111 M. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. S. Eric DiNenna, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Item No. 454 - Case No. 89-59-A
Petitioner: Greenspring Associates Limited Partnership
Petition for Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: The Riemer Group, Inc.
3105 Health Park Drive
Ellicott City, Maryland 21043



Maryland Department of Transportation State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

July 1, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: Mr. James Dyer

Re: Baltimore County
Valley Centre
Zoning Meeting of 6-28-88
S/W/S Reisterstown Road
Maryland Route 140
115' N/W of the
Centerline of Montrose
Avenue
(Item #454)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a sign of 375 square feet in lieu of the permitted 150 square feet, we have the following comment.

This submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642), for all comments relative to zoning.

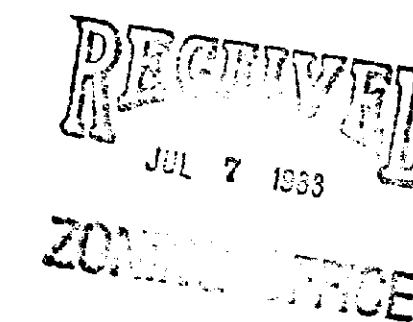
If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Creston J. Mills, Jr.
Creston J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Riemer Group, Inc.
Mr. M. Stein (w-attachment)
Mr. J. Ogle



My telephone number is (301) 333-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-1068 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

July 18, 1988



Dennis P. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item number 391, 413, 438, 439, 442, 443, 444, 446, 447, 448, 450, 451, 452, 453, 454, 455, 456, and 457.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/cps

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

November 21, 1988

Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition No. 89-59-A

Dear Mr. Commissioner:

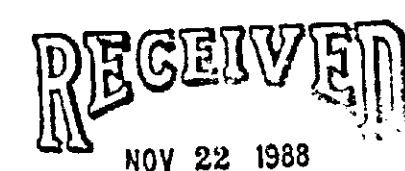
Please refer to my letter of November 10, 1988, wherein I requested that the above-captioned matter be set back in for hearing.

Please advise me of a new date concerning this and it is imperative that this matter go forward as quickly as possible.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:cjc
cc: Mr. John Gurley



ZONING OFFICE

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

November 10, 1988

Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition No. 89-59-A

Dear Mr. Commissioner:

Would you be so kind as to set this matter back in for a hearing.

It had been previously scheduled, but was postponed with the belief that an additional Petition was to be filed pursuant to a former documented site plan in accordance with Section 22-58 of the County Code.

Upon the most recent adoption of the Comprehensive Zoning Map, the zoning classification has changed and accordingly, the documented site plan is no longer in effect.

Accordingly, please set this matter in for a hearing on the variances already petitioned for.

Very truly yours,

S. ERIC DINENNA

SED:cjc
cc: Mr. John Gurley

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
Date: July 28, 1988
FROM: P. David Fields, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition #89-59-A

This office is opposed to the granting of the requested variance believing that ample provision for signage is provided for by the standards set forth in the Baltimore County Zoning Regulations. We are particularly opposed to listing each movie title on the sign. If motorists on Reisterstown Road read them, they are not looking where they are going; if they don't, the signs are superfluous.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File



ZONING OFFICE

cc S. Eric Dinenna, Esq.

CPS-008

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

October 25, 1988

Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Case No. 89-59-A
Petitioner: Greenspring Associates
Limited Partnership

Dear Mr. Commissioner:

This matter was continued pursuant to the Petitioner's request.

The Petitioner now requests that this matter be set in immediately for a hearing pursuant to the above-captioned case number.

Thank you for your cooperation.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:cjc



ZONING OFFICE

89-59A
7/13/88 10:30 A.M. 8/24/88
Eric,

As per our phone conversation today, to connect and complete your application for a sign variance you must immediately:

1. Make application for a special hearing to amend the CBA order in CR 87-255 (Note #5) which conflicts with your clients proposal
2. Submit site plans with the original details of the rollers case adding my 6/16/88 comments when I accepted it for filing
3. Submit descriptions (comment #4) I already wrote the beginning point description so that it could be included on the agenda correctly.
4. Clearly indicate on the site plans the original notes and which notes and what portion of the order is being amended.
5. Contact Gwen Stephens to reschedule, re-post + advertise when 1-4 is completed. Carl

\$35.00 Revision Fee
Revisions Required #454

1. Clear print titled plat to accompany zoning variance form.
2. Show notes that have been screened out of print including previous zoning hearing references and any restrictions.
3. Show Existing Sign "Old Drive-In Sign" to be removed.
4. Include Notes + Bonnell's description around sign area with a beginning point on Rostenstown Rd. (S.A. NESW from the centerline of another county Road. Include this distance as the beginning sentence in the "Zoning Description" - Also know AS + Rostenstown Rd.
5. List proposed and required (allowed) sign area per S. 413.2.2. and the sign elevation on the plan
6. Note "no other Freestanding Signs are on the property"
7. 1"=200' Vicinity Map or Zoning Map plotted. 6/16/88 Carl

IN THE MATTER OF
THE APPLICATION OF
GREENSPRING ASSOCIATES LTD.
PARTNERSHIP
FOR ZONING RECLASSIFICATION
FROM M.L. & M.L.-I.M. TO
B.R.-I.M. ON PROPERTY LOCATED
ON THE NORTH SIDE OF TOWN
LANE AT THE NORTHEAST RIGHT-
OF-WAY OF I-795.
3rd ELECTION DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. R-87-255

AMENDED OPINION

This matter comes before this Board on request from the Petitioner to amend the site plan in Case No. R-87-255, entered on the record as Petitioner's Exhibit #1. This petition was approved on a documented site plan for this property.

Petitioner presented this Board with an amended site plan consisting of two engineering drawings which this Board will designate as Petitioner's Amended Exhibit #1A and 1B. A careful consideration of the proposed amendments indicate that the proposed changes do not affect the overall scope of the proposal and are relatively minor. In consideration of these minor changes to the documented site plan, the Board is of the opinion that the spirit and intent of the proposal would be in no way affected and is therefore of the opinion that the amendments should be granted and will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 20th day of May, 1988, by the County Board of Appeals, ORDERED that the amendments shown on Petitioner's Amended Exhibit #1A, designated as Note #3, Note #4, Note #5 and Note #9, shall be the controlling factors in the development of this site and overriding those same notes as shown on Petitioner's Exhibit #1.

Greenspring Associates Ltd.
Partnership
Case No. R-87-255

The Board will note that Exhibit #1B designates the relocation of the parking area from one side of the entrance way to the other, and notes the difference in numbers of the parking spaces proposed.

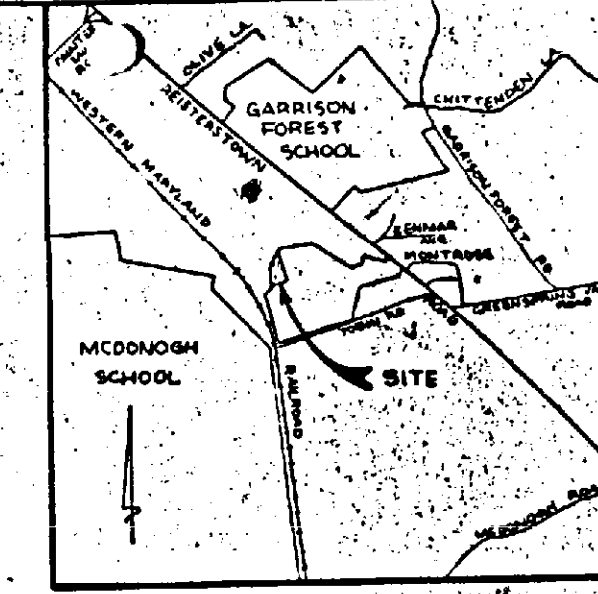
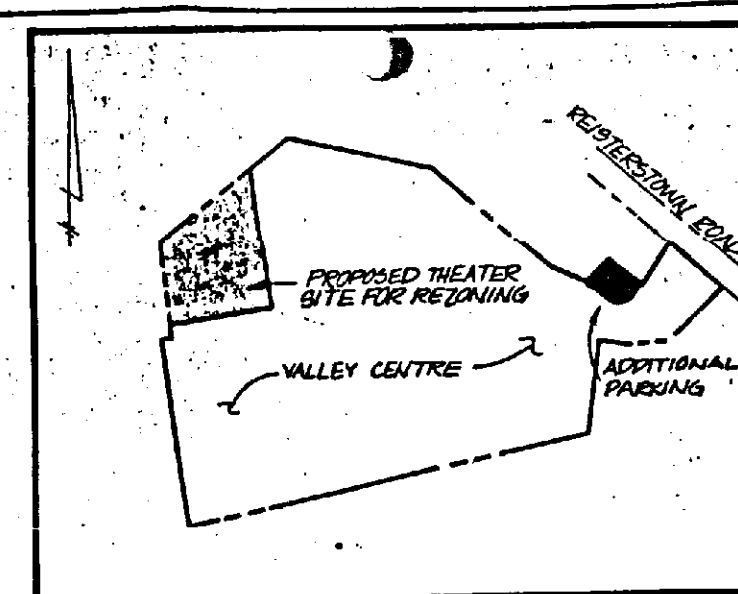
Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Thomas J. Bollinger
Thomas J. Bollinger

Arnold G. Foreman
Arnold G. Foreman



LOCATION PLAN

SCALE: 1"=200'

- DOCUMENTED REZONING PLAN: ONLY THE AREA FOR WHICH RECLASSIFICATION FROM M.L.-I.M. TO B.R.-I.M. IS PROPOSED IS SHOWN IN THE REZONING PLAN. THE SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN. THE SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (1) SCOPE OF DOCUMENTED REZONING PLAN: ONLY THE AREA FOR WHICH RECLASSIFICATION FROM M.L.-I.M. TO B.R.-I.M. IS PROPOSED IS SHOWN IN THE REZONING PLAN. THE SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (2) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (3) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (4) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (5) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (6) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (7) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (8) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (9) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (10) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (11) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (12) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (13) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (14) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (15) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (16) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (17) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (18) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (19) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (20) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (21) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (22) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (23) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (24) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (25) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (26) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (27) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (28) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (29) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (30) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (31) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (32) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (33) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (34) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (35) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (36) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (37) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (38) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (39) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (40) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (41) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (42) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (43) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (44) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (45) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (46) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (47) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (48) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (49) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (50) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (51) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (52) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (53) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (54) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (55) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (56) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (57) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (58) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (59) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (60) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (61) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (62) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (63) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (64) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (65) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (66) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (67) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (68) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (69) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (70) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (71) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (72) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (73) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (74) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (75) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (76) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (77) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (78) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (79) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (80) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (81) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (82) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (83) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (84) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (85) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (86) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (87) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (88) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (89) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (90) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (91) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (92) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (93) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (94) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (95) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (96) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (97) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (98) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (99) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.
- (100) SIGN AND NOTICE BOARD BY THESE PROVISIONS OF THE ZONING ORDINANCE ARE TO BE PLACED IN THE M.L.-I.M. OR B.R.-I.M. ZONE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THE REZONING PLAN.

CR 87-255

Pet. Case
1A
W

Baltimore County
Zoning Commissioner
Off. of Planning & Zoning
Towson, Maryland 21204
887-3353
J. Robert Haines
Zoning Commissioner

January 30, 1989

S. Eric DiNenna, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SM/S Reisterstown Road, approx. 115' NW of the c/l of Montrose Avenue
3rd Election District - 3rd Councilmanic District
Greenspring Associates Limited Partnership - Petitioners
Case No. 89-59-A

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner
for Baltimore County

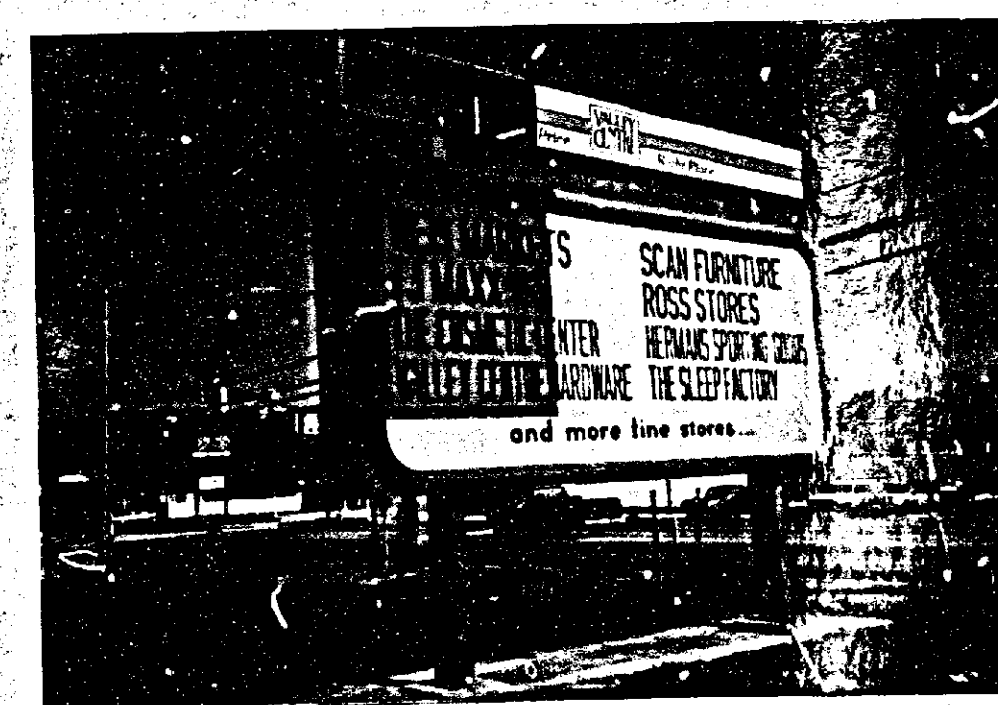
JRH:bjs

cc: Mr. John Haris Gurley
2009 Indian Head Road, Towson, Md. 21204

Mr. Thomas K. Herman
452 Abbey Circle, Abingdon, Md. 21009

People's Counsel

File



PETITIONER'S
EXHIBIT 3

1. Old Valley Drive-In Movie Marquee
Main sign body - 24'8" x 10'6" = 255.47 sq. ft.
Top sign - 2' x 24' = 48.00 sq. ft.
Total sign face per side = 303.47 sq. ft.
Height of sign = 19'8"
2. Existing Shopping Center Identification Sign
Main sign body - 18'9" x 8' = 150.00 sq. ft.
Total sign face per side = 150.00 sq. ft.
Height of sign on two supporting poles - 25'
3. Proposed New Shopping Center Identification Sign
Main sign body - 18'9" x 20' = 375.00 sq. ft.
Total sign face per side = 375.00 sq. ft.
Height of sign on three supporting poles - 25'

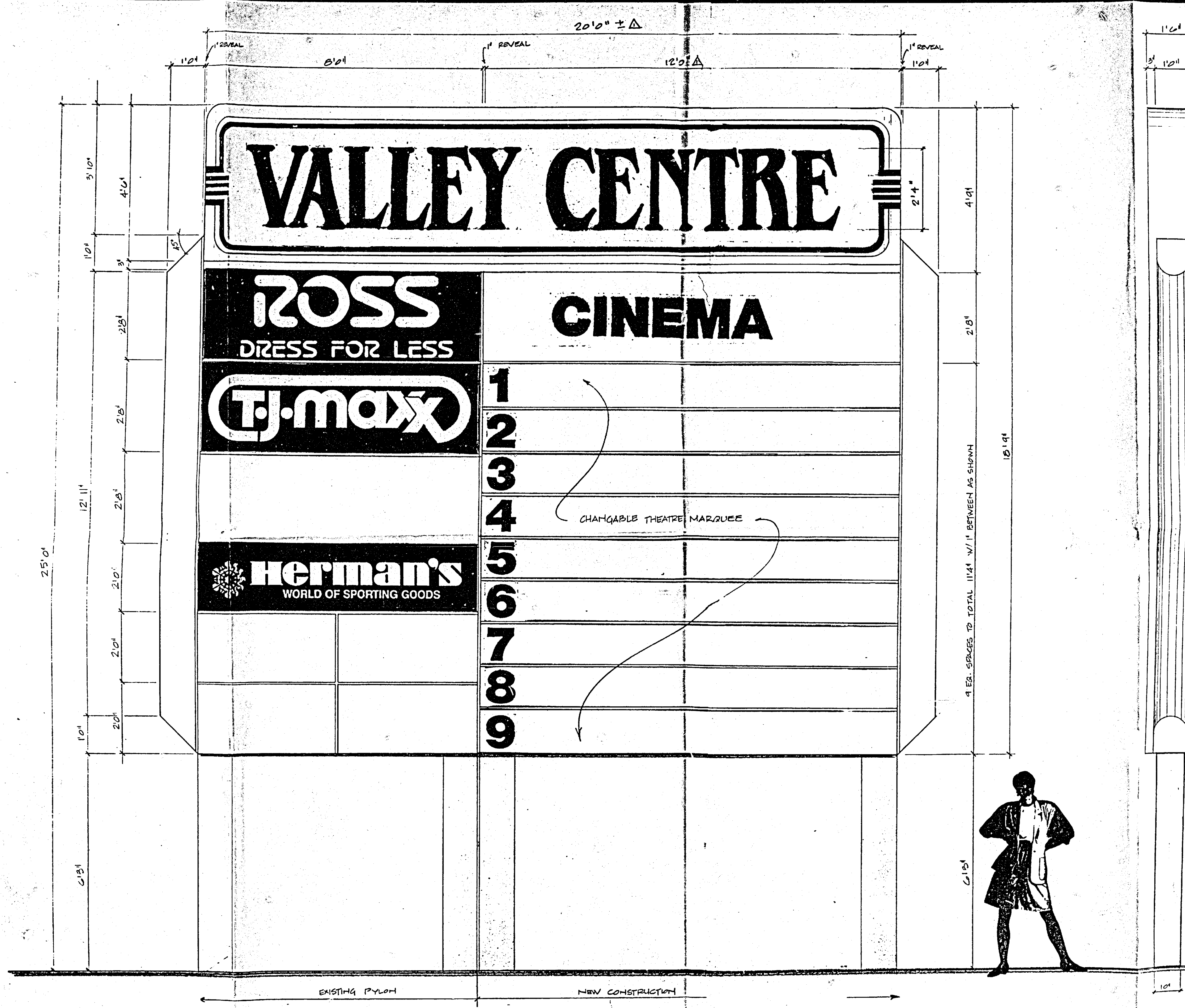
375 - 150 = 225 sq. ft per side
is expansion proposed

We give up 303.47 so
County is winner by
303.47 - 225 sq. ft. = 78.47

per side

there is 78.47 less signage for the Center after variance
is granted.

PETITIONER'S
EXHIBIT 4



AGIDESIGNS

Project
Valley Centre
The KMS Group

Title
Major Identity

Drawing
Scale 3/4" = 1'0"
Drawn By DES
Checked By
Copyright
Date 3-22-88
Date

Revisions
Drawn By
Checked By
Date

NOTE:
ORIGINAL PYLON TO BE
REVISED TO INCLUDE NEW
SECTION FOR CINEMA
MARQUEE. HEADER PANEL
FOR MALL IDENTITY TO BE
ENLARGED TO SPAN TOTAL
WIDTH AS SHOWN.
THEATER IDENTITY & PANELS
FOR CHANGABLE TITLES TO
BE BACKLIT AS REQ'D.
TITLES CAN BE 10" HIGH
ACRYLIC LETTER BLOCKS.

REVISED 3/30/88
WVL Δ

**PETITIONER'S
EXHIBIT 2**

Note
The drawings are the sole property of AGIDESIGNS, INC. and are to be used only for the project and location specified. No part of these drawings may be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of AGIDESIGNS, INC.

Client Approval
Signature _____ Date _____
Company _____

Job Number 86034-A Sheet No. 1 of 1



October 25, 1979

Mr. Don Baker
Vice President
Loews Theatres, Inc.
666 Fifth Avenue
New York, N.Y. 10103

Dear Don,

Our Sales Department has informed me that your theatre on Ridge Road in Rochester, New York, where we played WHEN A STRANGER CALLS, does not have an attraction sign. Since it is customary for theatres to advertise current attractions on a theatre sign, I must assume that there is some special circumstance involved here. Is it being repaired?

Our Sales Department has expressed serious concern about your inability to advertise our attraction outside of your theatre, and I must concur. May I hear from you concerning this problem.

Very truly yours,

Ira H. Tulipan

PETITIONER'S
EXHIBIT 5

A division of Columbia Pictures Industries, Inc.

711 Fifth Avenue, New York, New York 10022 Telephone 212 751 4400

Paramount Pictures Corporation

Tom Campanella
Vice President
National Advertising

Motion Picture Division

June 24, 1980

Mr. Donald Baker
Vice President
Loews Theatres
666 Fifth Ave.
New York, N.Y. 10101

Dear Don:

We were quite disappointed with the engagement of "Rough Cut" at Loews Ridge Road Theatre in Rochester. In an attempt to discover the reason for the poor performance of this film, we learned that your theatre does not have an attraction sign on which current films are advertised to passing motorists.

Quite frankly, we did not know this, and in view of the dismal results at this theatre, we will have to take a hard look at the theatres we select to play our better films in the future. We consider an attraction sign essential to the success of our films. We are at a loss to understand why Loews does not have a sign and we urge you to erect one if we are to consider your theatre in the future.

Sincerely,

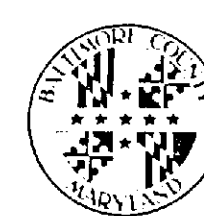
PETITIONER'S
EXHIBIT 6

PETITIONER'S
EXHIBIT 7



1 Gulf + Western Plaza, New York, New York 10023 (212) 333-3770

GARY LEISURE TIME GROUP



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandac@co.ba.md.us

June 10, 1999

Deborah C. Dopkin, Esq.
Deborah C. Dopkin, P.A.
409 Washington Avenue, Suite 920
Towson, MD 21204

Dear Ms. Dopkin:

RE: Zoning Verification, The Valley Centre, 9616 Reisterstown Road,
3rd Election District

Thank you for your letter of May 27, 1999 to Arnold Jablon, Director of
Permits and Development Management. This correspondence has been referred to
me for reply.

Based upon information you have provided, which includes a letter dated
February 16, 1994 from John J. Sullivan, Jr., Planner II; the Zoning Office
confirms the following:

1. The property is located within the B.M., B.M.-I.M. and B.R.-I.M.
zoning classifications.
2. The subject property and its uses were approved pursuant to zoning
cases 89-59-A (variance for a sign of 375 square feet in lieu of the
maximum 150 feet); R-87-255 (reclassification from M.L. and
M.L.-I.M. to B.R.-I.M.), and 2355-S (special permit for a drive-in
movie and reclassification). The use granted in Case 2355-S is no
longer in effect.
3. The subject property and its uses were also approved pursuant to
subdivision approvals and/or waivers of CRG Plan III-270 (May 16,
1985); Amended CRG (April 16, 1986); W-86-235 (waiver of CRG plan,
November 20, 1986); W-87-296 (waiver of CRG plan and meeting,
October 15, 1987); W-88-180 (waiver of CRG meeting on second
amendment of plan, July 21, 1988; plan approval, December 21, 1988);
W-89-208 (waiver of CRG meeting and resubdivision of Lot 2,
September 21, 1989); W-90-292; DRC Approval No. 7193G (July 19,
1993, approving the construction of a free-standing drive-through
bank on Parcel 2); DRC Approval No. 02247D (February 24, 1997,
approving the addition of an adjoining parcel for a free-standing
restaurant and the expansion of two existing retail uses.
4. A retail shopping center, movie theater complex, free-standing
drive-through bank, restaurant and the uses accessory thereto,
constitute uses permitted in the B.M., B.M.-I.M., and B.R.-I.M.
zones.

Come visit the County's Website at www.co.ba.md.us



Arnold Jablon, Esquire, Director
May 27, 1999
Page 2

I would appreciate your confirming the following
information as to the entire Property:

1. The Property is located in the BM, BR-IM and BM-IM zoning
districts;
 - a. the subject Property and its uses were approved
pursuant to the following zoning cases:
 - i. 89-59A (Variance for a sign of 375 square
feet in lieu of permitted 150 feet);
 - ii. R-87-255 (Reclassification from ML and ML-
IM to BR-IM;
 - iii. 2355-S (Petition for a drive-in movie and
reclassification) applicable to the prior
use of the site, and no longer in effect.
 - b. all subdivision approvals, or waivers thereof,
required for the existing use, and for a proposed
drive-in free-standing bank use have been granted
pursuant to the following:
 - i. CRG Plan No. III-270, May 16, 1985;
 - ii. Amended CRG, April 16, 1986;
 - iii. W-86-235: Waiver of CRG plan, November 20,
1986;
 - iv. W-87-296: Waiver of CRG plan and meeting,
October 15, 1987;
 - v. W-88-180: Waiver of CRG meeting on second
amendment of plan, July 21, 1988; plan
approval, December 21, 1988;
 - vi. W-89-208: Waiver of CRG meeting on re-
subdivision of Lot 2, September 21, 1989;
 - vii. W-90-292;

Deborah C. Dopkin, Esq.
June 10, 1999
Page 2

5. Based upon our current Zoning Enforcement records, there are no
outstanding zoning violations against the property.
6. The subject property is not affected by any special exceptions,
variances, conditional uses or planned unit developments, other than
those listed above.
7. The property complies with applicable subdivision regulations and no
further steps must be taken under the development regulations of
Baltimore County to effect the refinancing of the property.
8. There has been no legislature amendments to the Baltimore County
Zoning Regulations that would render the uses on the property as
nonconforming or noncomplying with such regulations.
9. There is no requirement for the issuance of any certificate,
certificate of occupancy, permit or license by the Office of Permits
and Development Management or any agency thereof to permit the
continued use of the property for its present uses.

I trust that the information set forth in this letter is sufficiently
detailed and responsive to the request. If you need further information or
have any questions, please do not hesitate to contact me at 410-587-3391.

Sincerely,

Mitchell J. Kellman
Mitchell J. Kellman
Planner II
Zoning Review

MJK:ggs

c: Zoning cases 89-59-A, R-87-255, 2355-S

Arnold Jablon, Esquire, Director
May 27, 1999
Page 3

- viii. DRC Approval No. 7193G, July 19, 1993,
approving the construction of a free-
standing drive-through bank on Parcel No. 2.
- ix. DRC Approval No. 02247D, February 24, 1997,
approving the addition of an adjoining
parcel for a free-standing restaurant and
the expansion of two existing retail uses.

- c. a retail shopping center, movie theater complex, free-
standing drive-through bank, restaurant and the uses
accessory thereto, constitute uses permitted in the
BM, BR-IM and BM-IM zones;
 - d. there are no outstanding zoning violations against the
Property;
 - e. the subject Property is not affected by any special
exceptions, variances, conditional uses or planned
unit developments, other than those listed above.
2. The Property complies with applicable subdivision
regulations and no further steps must be taken under the
development regulations of Baltimore County to effect the
refinancing of the Property.
 3. There has been no legislative amendment to the Baltimore
County Zoning Regulations that would render the uses on the
Property nonconforming or noncomplying with such
regulations.
 4. There is no requirement for the issuance of any
certificate, certificate of occupancy, permit or license by
the Office of Permits and Development Management or any
agency thereof to permit the continued use of the Property
for its present uses.

Enclosed is the required fee of \$40.00 made payable to
Baltimore County, Maryland. Settlement is imminent and time is of
the essence. Therefore, in spite of the lateness of this request, I
would appreciate as prompt a response as possible. If I may provide
further information, please do not hesitate to contact me.

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No. 067063	
DATE	6/10/99	ACCOUNT	001-6150
AMOUNT		\$ 40.00 (MAY)	
RECEIVED FROM	Deborah C Dopkin		
FOR	#99-1434		
The Valley Centre			
DISTRIBUTION	WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER		
CASHIER'S VALIDATION			

Arnold Jablon, Esquire, Director
May 27, 1999
Page 4

Thank you for your prompt attention to this matter.

Very truly yours,

Deborah C. Dopkin
Deborah C. Dopkin

DCD/kmc

Enclosure

cc: First Washington Realty
Limited Partnership

C:\doc\KMC\DCD\LETTERS\Jablon - First Washington

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204
TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail dbdop@erdc.com

DEBORAH C. DOPKIN

May 27, 1999

Arnold Jablon, Esquire, Director
Department of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: The Valley Centre
Zoning Maps M.W. 10-G and 10-H
Plat Book 55, page 116
Baltimore County, Maryland

Dear Mr. Jablon:

I represent First Washington Management, Inc., contract
purchaser of the above caption property (the "Property"), which is
located on Reisterstown Road at Tobin Lane, in the third election
district of Baltimore County, with a street address of 9616
Reisterstown Road. The Property is currently being used as a
shopping center, movie theater complex, free standing bank,
restaurant and uses accessory thereto.

The owner of the Property is refinancing the loan for the
entire Property, and has asked that I determine the status of
approvals affecting the Property.

In 1994, I wrote to you to obtain verification of certain
information. A copy of my 1994 correspondence is enclosed along with
a response to that letter dated February 16, 1994 from John J.
Sullivan, Jr. At this time, I am writing to confirm the current
status of the information set forth below regarding the entire
Property comprising the Valley Centre Shopping Center.

There has been no change in the principal use of the
Property as a shopping center, movie theater complex and a free-
standing drive-thru bank and uses accessory thereto. Since 1994,
however, a parcel has been added to the site which is improved by a
free-standing restaurant and certain retail uses have been enlarged.

LAW OFFICES
ROSOLIO, SILVERMAN & KOTZ, P.A.
SUITE 220, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

TELEPHONE 410-330-7100
FAX NO. 410-330-7107

February 14, 1994

Arnold Jablon, Esquire, Director
Department of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: The Valley Centre
Zoning Maps M.W. 10-G and 10-H
Plat Book 55, page 116
Baltimore County, Maryland

Dear Mr. Jablon:

I represent First Washington Management, Inc., contract
purchaser of the above caption property (the "Property"), which is
located on Reisterstown Road at Tobin Lane, in the third election
district of Baltimore County, with a street address of 9616
Reisterstown Road. The Property is currently being used as a
shopping center and movie theater complex.

Closing of this transaction requires that certain matters
be verified with respect to the zoning and use of the Property. The
study period in which this information must be verified expires
shortly, I would appreciate your expediting this inquiry and
responding to me on or before February 15, 1994.

Please confirm, by return correspondence, the following
matters:

- a. the Property is located in the BM, BR-IM and BM-IM
zoning districts;
- b. the subject property and its uses were approved
pursuant to the following zoning cases:
 - i. 89-59A (Variance for a sign of 375 square
feet in lieu of permitted 150 feet);
 - ii. R-87-255 (Reclassification from ML and ML-
IM to BR-IM;

Arnold Jablon, Esquire, Director
February 14, 1994
Page 2

- iii. 2355-S (Petition for a drive-in movie and reclassification) applicable to the prior use of the site, and no longer in effect.
- c. all subdivision approvals, or waivers thereof, required for the existing use, and for a proposed drive-in free-standing bank use have been granted pursuant to the following:
- i. CRG Plan No. III-270, May 16, 1985;
 - ii. Amended CRG, April 16, 1986;
 - iii. W-86-235: Waiver of CRG plan, November 20, 1986;
 - iv. W-87-296: Waiver of CRG plan and meeting, October 15, 1987;
 - v. W-88-180: Waiver of CRG meeting on second amendment of plan, July 21, 1988; plan approval, December 21, 1988;
 - vi. W-89-208: Waiver of CRG meeting on re-subdivision of Lot 2, September 21, 1989;
 - vii. W-90-292: (copy to be forwarded upon receipt);
 - viii. DRC Approval No. 7193G, July 19, 1993, approving the construction of a free-standing drive-through bank on Parcel No. 2.
- d. a retail shopping center, movie theater complex, free-standing drive-through bank, and the uses accessory thereto, constitute uses permitted in the BM, BR-IM and BM-IM zones;
- e. there are no outstanding zoning violations against the Property;
- f. the Property complies with applicable subdivision regulations, and no further steps must be taken under

Arnold Jablon, Esquire, Director
February 14, 1994
Page 3

the subdivision regulations of Baltimore County to effect a transfer of the entire Property by the terms of the proposed transaction as described above;

- g. the subject property is not affected by any special exceptions, variances, conditional uses or planned unit developments, other than those listed above.

Enclosed for your convenience is a copy of a survey plat of the Property. Also enclosed is the required fee of \$40.00, made payable to Baltimore County, Maryland. If I may provide further information, please contact me. Thank you for your prompt attention to this matter.

Sincerely,

ROSOLIO, SILVERMAN & KOTZ, P.A.

Deborah C. Dopkin

DCD/kmc

Enclosure

cc: Jeffrey Distenfeld, Esquire
First Washington Management, Inc.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 16, 1994

Deborah C. Dopkin, Esquire
Rosolio, Silverman & Kotz, P.A.
Suite 220, Nottingham Centre
502 Washington Avenue
Towson, MD 21204-4513

RE: The Valley Center
Reisterstown Road at Tobin
Lane, Plat Book 55, Page 116
3rd Election District

Dear Mrs. Dopkin:

Your letter dated February 9, 1994 has been referred to me for reply. The zoning of this site is Business Major (B.M.), Business Roadside-Industrial Major (B.R.-I.M.) and Business Major-Industrial Major (B.M.-I.M.) per the 1 inch = 200 ft. scale zoning map, numbers NW, 10-G & 10-H.

The subject property and its uses were approved pursuant to zoning hearings, case numbers 89-59-A and R-87-255. All subdivision approvals (or waivers thereof) required for the existing use and for a proposed free standing drive-in bank have been granted pursuant to the following: CRG plan file number III-270 (05/16/85), amended CRG (04/16/86), Waiver numbers W-86-235 (11/20/86), W-87-296 (10/15/87), W-88-180 (12/21/88), W-89-208 (09/21/89), W-90-292 (11/16/90) and DRC approval number 7193G, 3rd plan refinement (7/19/93).

A retail shopping center, movie theater complex, free standing drive-thru bank and their accessory uses are those permitted in the B.M., B.R.-I.M. and B.M.-I.M. zones. A review of files in the zoning enforcement office found no active zoning violations. This site complies with applicable subdivision regulations and no further steps must be taken to effect a transfer of the entire property. This site is not affected by any special exceptions, special hearings, variances, conditional uses or planned unit developments other than the aforementioned.

Deborah C. Dopkin
Page 2
February 16, 1994

If you have any questions, please do not hesitate to contact me at 887-3391.

Sincerely,

JOHN J. SULLIVAN, JR.
Planner II

JJS/jaw